

Chemung County Property Development Corporation
Minutes of the Governance Committee Meeting
January 15, 2020

The inaugural meeting of the Chemung County Property Development Corporation Governance Committee convened at 8:50 AM on Wednesday, January 15, 2020 in the 5th floor conference room of the Hazlett Building, 203 Lake Street, Elmira, New York.

Committee members present were Joseph Roman, Thomas Sweet and Nicolette Wagoner.

Also present were Jennifer Furman; Emma Miran; Jeanne Glass, Danielle Kenny, Rocco Soda, Arbor Housing and Mary Rocchi, Recording Secretary.

Chairman N. Wagoner called the meeting to order at 8:51 AM. A Governance Charter will be developed for the committee. By-laws will be reviewed on a yearly basis for any updating needed.

D. Kenny reported that the purpose of the Governance Committee is to keep the Board informed of current best governance practices, review corporate governance practices, review corporate governance trends, update the Corporation's governance principles, advise the Board on the skills and experience required of potential directors, examine ethical and conflict of interest issues, perform board self evaluations and recommend by-laws, which includes rules.

J. Furman felt that the board should be giving Arbor Housing more direction on what our expectations are of them. We should define their Scope of Work and Performance expectations. T. Sweet commented that Arbor's two-year contract was just renewed. J. Furman asked what the land banks goal is overall. Most land banks do not make money. We need to define our mission to keep the land bank solvent. There was discussion. R. Soda commented that Arbor is trying to select properties that will produce revenue. Our properties come from the yearly tax foreclosure sale the County holds. J. Furman commented that this is the last week she is meeting with taxpayers to buy back their properties. She will have a preliminary tax foreclosure list next week to preview. Arbor would like to select properties that we can at least break even on. N. Wagoner would like to evaluate properties with Arbor. J. Roman suggested that the property choices be brought back to Chris Moss and David Sheen. T. Sweet reviewed the history of how properties were chosen prior to Arbor Housing being hired, and focused on City properties, not the whole County. J. Glass commented that Arbor would like to get better access to homes that are not occupied to assess them. The Land Bank board has decided to limit demolition of properties unless they are a hazard, then they will do a contained demo if the County waives the fees.

There being no further business, the meeting adjourned at 9:05 AM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary